

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

60 Ryans Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$1,235,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2024

to

31/12/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	6 St Clems St ST HELENA 3088	\$1,250,000	19/12/2024
2	2 Wakefield CI ELTHAM NORTH 3095	\$1,250,000	21/11/2024
3	12 Eskdale Ct ELTHAM NORTH 3095	\$1,160,000	15/11/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/01/2025 09:29



**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 835.826 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending December 2024: \$1,235,000

## Comparable Properties



**6 St Clems St ST HELENA 3088 (REI)**

[Agent Comments](#)



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 19/12/2024  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx



**2 Wakefield CI ELTHAM NORTH 3095 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** House  
**Land Size:** 1032 sqm approx



**12 Eskdale Ct ELTHAM NORTH 3095 (REI)**

[Agent Comments](#)



**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 15/11/2024  
**Property Type:** House  
**Land Size:** 804 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192